

MEADOWBROOK ESTATES (01-42)

John Capello, ESQ. appeared before the board for this proposal.

MR. PETRO: Plan was previously reviewed conceptually only the 183 lots.

MR. EDSALL: Again, that top number has gone to 74 in New Windsor, rather than the 165 originally, that's in my comment 1.

MR. PETRO: Okay, this subdivision we believe was grandfathered in in the old zoning, that's why we don't see the 80,000 square foot lots. I believe we or the town has been working with the applicant to come up with a compromise.

MR. CAPELLO: So what we're here for is to introduce the new plan based on Mr. Petro's comments regarding a compromise. This application was grandfathered but what we provided is in the R-2 zone or 3, in the R-3 zone, what we have shown is lots with a half acre or more of usable space, meaning non-wetlands or non-easements and a total of 1 acre lots in the R-1. in the R-1 and R-2 zone, what we show is lots with the usable space of one acre and whatever is left a minimum lot area of one acre, but it has to have at least one acre of usable space. Based on that layout, we come out with 74 lots with a remainder lot containing the majority of the wet areas that can be set aside for several different options, there's access to this to a developable area of the remainder lot off of the side road here, the rest of the lots front on 94 and we'll have access through the Town of Cornwall parcel where there will be 16 single family lots.

MR. PETRO: Let's make it clear at this time though too if for some reason the owners of the property should come back in at a later time to subdivide that remaining lands--

MR. CAPELLO: It won't be subdivided.

MR. PETRO: It will be under the new zoning laws, it's

not grandfathered in as this was.

MR. CAPELLO: I don't think in any event you could get much more, it's substantially wetlands.

MR. PETRO: I just wanted to be on the record with that so there's no misunderstanding down the road.

MR. EDSALL: One of the questions there are no lots that you're creating that are wetlands? There's no exclusive wetland lots?

MR. CAPELLO: This area we'll have to discuss, it's a developable area but does not show a house, it would be the 75th lot, there's a possibility of future development.

MR. BABCOCK: Lot 91 is a separate lot?

MR. CAPELLO: Yes, as it's shown now.

MR. PETRO: You're going to have to plot a house on that anyway.

MR. EDSALL: We're either going to want the lot 91 to be joined to the lot of the Meadowbrook which although they're two different towns, but by deed, you can tie them together, so we don't have a lot that's not a residential lot and nothing other than just wetlands.

MR. PETRO: It will be abandoned?

MR. CAPELLO: Well, as with the road issue, there's several different options, we can get a trust involved, we can make it part of a lot, we can reserve the possibility that--

MR. EDSALL: Well, bottom line is we either want a house shown or have it part of another lot and I don't really, I don't think the board would object if it's part of the Cornwall lot which is the Meadowbrook Lodge.

MR. PETRO: Doesn't that come off the other side road? Might be easy just to put a driveway and show a house,

it might even make somebody happy.

MR. ESDALL: Never know.

MR. CAPELLO: We can do that.

MR. PETRO: Or if you want to adjoin to the Meadowbrook, maybe they don't want to keep it, pay taxes, they can sell it as one family lot with a lot of land, can't use it for anything.

MR. ARGENIO: Can you show a house on a lot that's all wetlands?

MR. PETRO: It's not all, there's a usable piece. What's the road there, Mt. Airy?

MR. CAPELLO: Yes.

MR. PETRO: What's the average lot size, I think it's 1.4?

MR. CAPELLO: Sounds about right, minimum one acre and some are almost 3 acres and 3 acres here, I can't tell you absolutely but that wouldn't include this lot.

MR. PETRO: Motion to authorize lead agency coordination letter?

MR. BRESNAN: So moved.

MR. ARGENIO: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board authorize lead agency coordination letter. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. BRESNAN	AYE
MR. KARNAVEZOS	AYE
MR. LANDER	AYE
MR. PETRO	AYE

MR. EDSALL: I assume that this board is interested in being lead agency since the great majority of the lots are in the New Windsor portion?

MR. PETRO: Absolutely.

MR. EDSALL: I'll convey that.

MR. CAPELLO: And we'll be submitting in the fairly near future similar package to what we have submitted on the--

MR. PETRO: Have you been to Cornwall yet with this at all?

MR. CAPELLO: I don't know if we have or not.

MR. TILTON: Not with the revised scenario.

MR. PETRO: Is the other lots by request or by design?

MR. CAPELLO: Probably because that's how the other one's laid out.

MR. PETRO: I guess that's all we're doing tonight. Conceptually, you're on your way.

MR. CAPELLO: What we'll be submitting also in conjunction with this we have an EAF that we just recently submitted and we'll be supplementing that as we did with the Meadowbrook with various reports to allow you to make your determination.

MR. PETRO: Thank you.

MR. CAPELLO: Thanks very much.